

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JUNE 20, 2007
(Approved July 18, 2007)

The Planning Commission held their monthly meeting on Wednesday, June 20, 2007. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, and N. Lance Parson. Kathryn Alexis was not present. Also present, was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

Mr. Woessner moved to approve the June 20, 2007 agenda as presented. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

CITIZENS COMMENTS

Karen Nocella of the Parks and Recreation Committee inquired about trail location on the Wineberry Estates Plan. Mr. Woessner noted the Parks and Recreation were given the plan for review earlier in the process.

1. MINUTES

Mr. Woessner moved to approve the minutes of the May 16, 2007 monthly meeting as amended. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote. Amendment is in the first paragraph under *Neuman Subdivision* note that John Diemer of Wilkinson and Associates was present instead of Bill Conver.

2. PAINTER TRACT

Mr. Ross Unruh, counsel for the applicant, was present.

There was a review of Painter Tract sketch plan last revised May 25, 2007 in accordance with Carroll Engineering Corporation letter dated June 5, 2007, Traffic Engineer letter dated June 11, 2007 and Township Planner letter dated June 11, 2007.

Concerns of the loop road and large vehicle access were noted. Mr. Parson noted concerns of water coming out of the basin and off the property. Mr. Woessner inquired about the lack of off-street parking. The applicant's engineer will provide a breakdown of the parking locations.

Mr. Unruh noted they have not met with Parks and Recreation yet.

3. HIDDEN ACRE ESTATES

Mr. Ross Unruh, counsel for the applicant, and Mr. Anthony Hibbeln of Hibbeln Engineering were present.

There was a review of the Hidden Acre Estates open space proposal dated May 30, 2007 in accordance with Township Engineer letter dated May 31, 2007 and Township Planner letter dated June 8, 2007.

Mr. Woessner requested the applicant identify how the plan submitted adheres to the Zoning and Subdivision and Land Ordinances.

There was a discussion of who is going to maintain the open space, potentially the owner of Lot 5? Liability issues were a concern.

It was requested a walkway be added for access to the open space.

A revised plan is to be submitted with changes discussed.

4. SHARP

There was a discussion regarding Component 1 of the Sewage Facilities Planning Module for the Sharp Subdivision.

It was noted the plan is not consistent with the Township Zoning Ordinance but has been decreed by the courts in Docket No. 05-08415.

The document was marked as being 'inconsistent' and was signed by the Chairman. The document was to include the Docket No. on the module.

5. NEUMAN SUBDIVISION

Mr. Kolb moved to accept for review the Neuman Subdivision preliminary plan dated June 6, 2007. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

6. STONE/MANLEY SUBDIVISION

Mrs. Wendy Manley, applicant, was present.

Mr. Kolb moved to accept for review the Stone/Manley preliminary/final minor subdivision dated May 22, 2007. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

There was a review of the proposed Subdivision and Land Development Ordinance amendment concerning Standard Construction and Material Specification for Public Improvements.

Mr. Woessner moved to recommend adoption of the document as amended with the suggested revisions listed below:

1. Paragraph 1.25.E.9 on Page 1-12: modify to indicate that the Engineer conducts driveway inspections for all approved subdivision and/or land development plans, as opposed to just driveways associated with multi-family units.
2. Paragraph 5.2.B on Page 5-1: modify to indicate that curbs shall be provided for all subdivisions or land developments with "lots of less than one (1) acre" as opposed to "lots of one (1) acre or less" for consistency with the SALDO.
3. Paragraph 5.2.I on Page 5-2: pertaining to removal of existing vertical curb sections when curb depressions are installed, modify to indicate that at least 2 sections of curb be removed instead of just 2 sections.

4. Paragraph 10.2.C on Page 10-2: pertaining to adapters for fire hydrants, change “fit” to “fitted”.
5. Paragraph 11.1 on Page 11-1: pertaining to street name signs, add a height requirement if not identified in the SALDO or elsewhere. SALDO §417.5 requires that street name signs and posts meet PennDOT standards, and PennDOT standards address the height issue; therefore, no modifications were made to Paragraph 11.1 of the subject document.

Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

The next monthly meeting is July 18, 2007 at 7:00 p.m. A workshop meeting will be held on July 5, 2007 at 7:00 p.m. to discuss Chapter 102.

ADJOURNMENT

Mr. Woessner moved to adjourn the monthly meeting at 9:15 p.m. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary